

## Shurdington Lodge, Main Road, Shurdington, Cheltenham. Glos. GL51 4XJ.



Situated in the village of Shurdington, this modern, deceptively spacious, three bedroom detached house has recently been upgraded with the accommodation comprising of living room, dining room, large kitchen/ breakfast room, W.C., utility room and integral garage on the ground floor, with three bedrooms, a bathroom and en-suite shower room on the first floor.

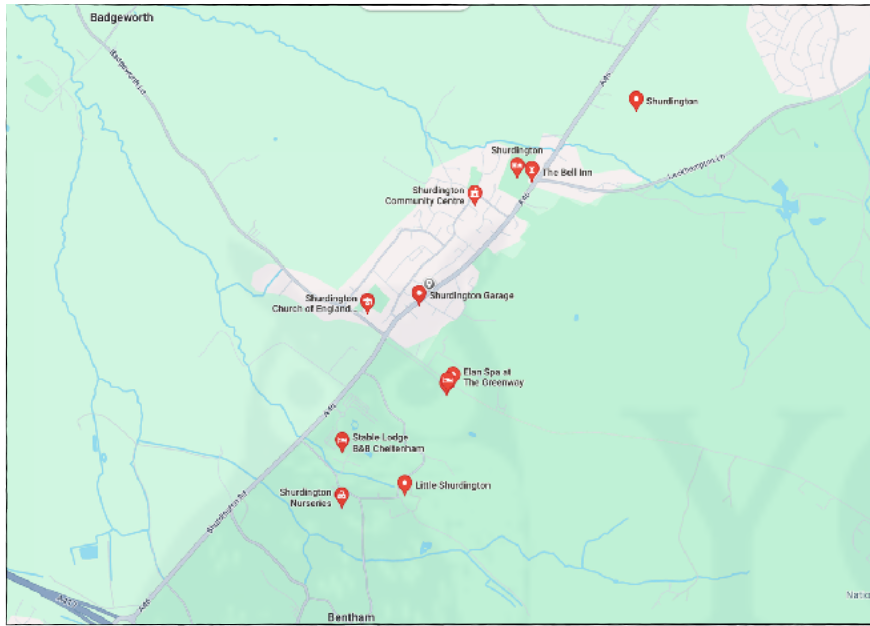
The property benefits from gas central heating and uPVC double glazed windows.

Externally, at the front there is a driveway providing off-road parking, with a secluded rear garden that is mainly laid-to-lawn with a patio area.

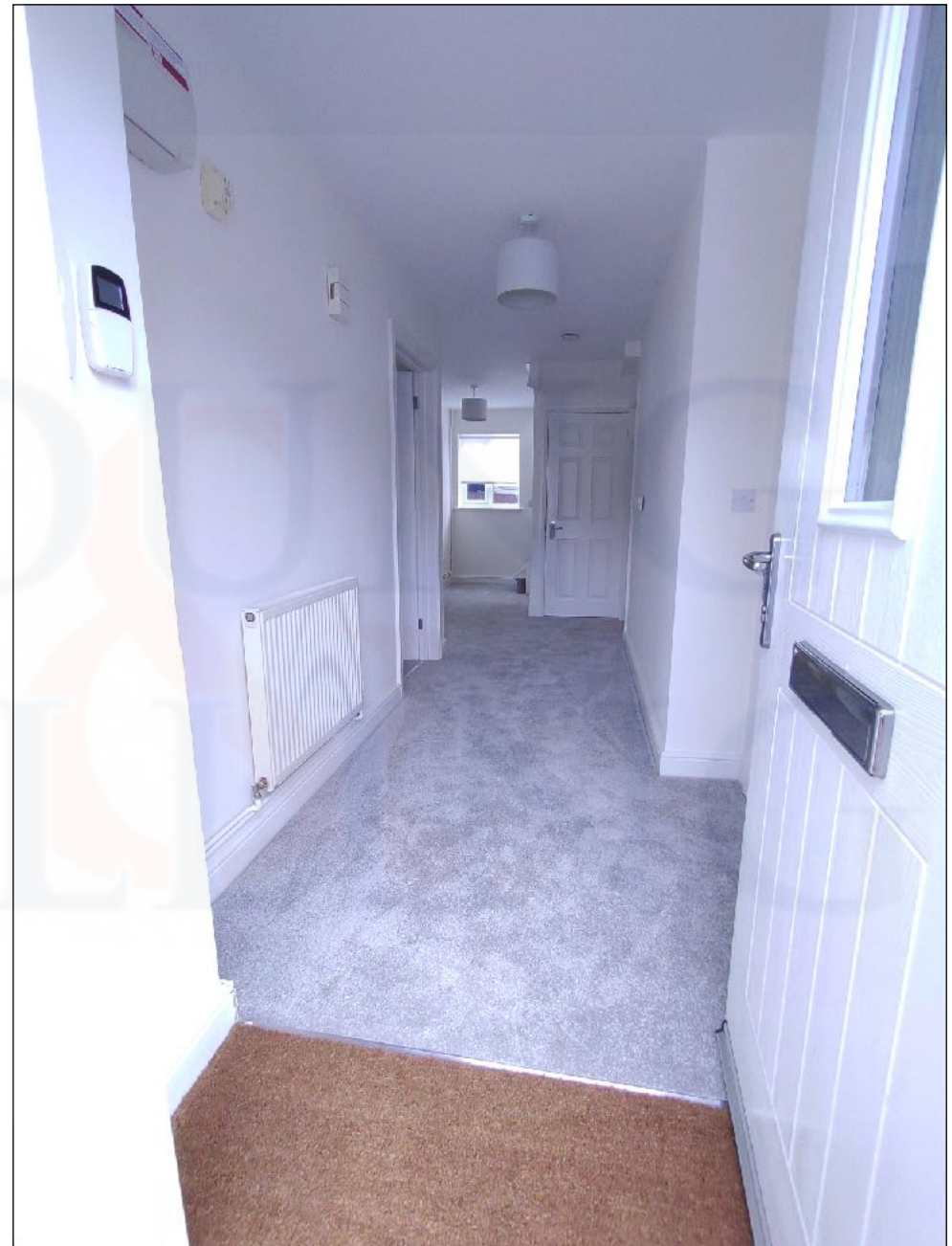
Available with no onward chain.

Guide Price: £575,000





Living Room



Hallway



Living  
Room



Dining  
Room



Dining  
Room



Kitchen





Kitchen

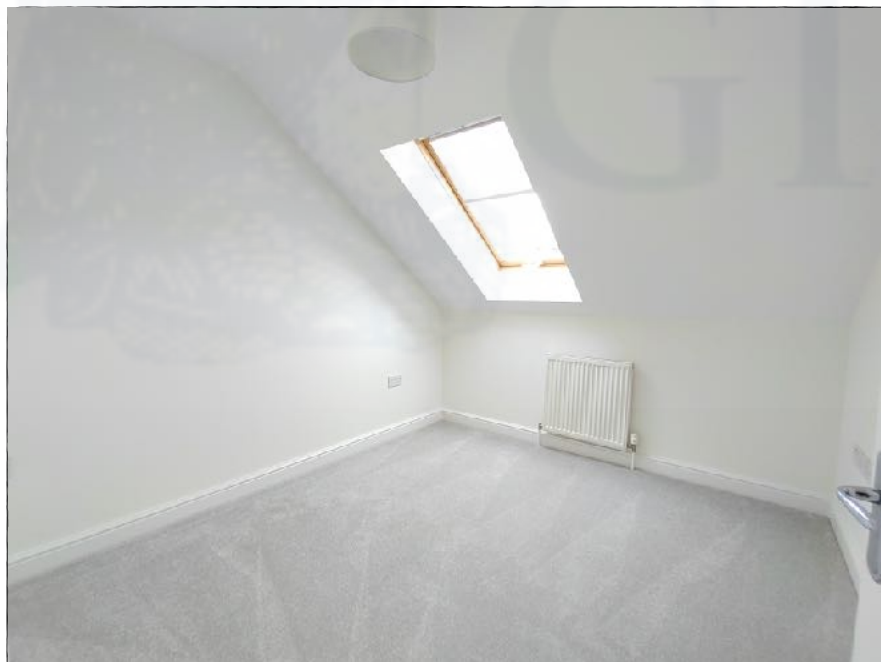


Bedroom One





Bedroom  
Two



Bedroom  
Three



Bathroom





En-suite



Utility



W.C.





Garage



Garden



Garden



Ground Floor



First Floor



Not to scale. This floor plan is intended to give a general indication of the layout only.



**Dimensions (max. width x depth):**

<b>Living Room:</b>	4.20m x 5.55m	<b>Kitchen:</b>	4.76m x 6.80m
<b>Dining Room:</b>	3.35m x 4.04m	<b>Utility:</b>	1.68m x 2.25m
<b>Bedroom One:</b>	2.69m x 7.12m	<b>Bedroom Two:</b>	3.20m x 3.48m
<b>Bedroom Three:</b>	2.70m x 2.90m	<b>Bathroom:</b>	2.53m x 1.69m
<b>En-suite:</b>	2.40m x 1.69m	<b>W.C.:</b>	1.34m x 1.90m
<b>Garage:</b>	2.85m x 5.04m		

**Tenure:** Freehold.

**Viewing:**

By prior appointment through Young & Gilling Ltd, 1 Royal Crescent, Cheltenham, GL50 3DA.

**Tel:** 01242 521129

**Email:** [property@youngandgilling.com](mailto:property@youngandgilling.com)

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**Agents Note**

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, whether given in metric or imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

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Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



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